



2A Dryandra Place, Port Macquarie FOR SALE



Ideal Investment Opportunity

Presenting a rare opportunity for investors or astute lifestyle buyers, this home has been curated to provide income or independent living offering two separate residences under one title. Currently leased for a \$1,000 per week you can purchase and reap the immediate benefit of this great opportunity.

At street level, the first residence is a three bedroom home superbly appointed for contemporary living incorporating open plan lounge, dining zone and light filled kitchen with stone benchtops, dishwasher, electric cooking and great storage.

A generous covered outdoor deck is ideal for all weather entertaining or relaxation, and with a stairwell to the lower outdoor area provides the link between properties if required. All three bedrooms have built-in robes and are serviced by a stylish bathroom and Euro style laundry. The master enjoys the luxury of its own ensuite. Internal access from the double auto garage is convenient.

Downstairs, the lower level has a large outdoor deck. Screened for privacy, it is both an alfresco entertaining zone and entry to the residence. The open plan living has a streamline integrated kitchen and easy living layout. Two bedrooms each have built-in robes - one with sliding door access to the deck, the bathroom is in timeless neutral tones and separate from the laundry. Each residence enjoys the comforts of reverse cycle air conditioning and ceiling fans. A solar system, solar hot water system and spa with cover are value adding extras!

Located in the prized Bellevue Hill area a 5 minute drive from the CBD and beaches and less than 10 minute commute from Charles Sturt University, UNSW Rural Clinical School and hospital and medical precinct, this home presents a unique opportunity for occupier or investor. Council Rates \$3,050pa

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

Features

Dishwasher
1 Ensuite



Donna Charlwood
Principal - Donna Charlwood Property
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2 Living Areas
Courtyard
Deck
Outside Spa
Remote Garage Door
Air Conditioning

Land size

271.00 Sqm

Council rates

\$3,050 per qtr

Estimated Rent

950.00

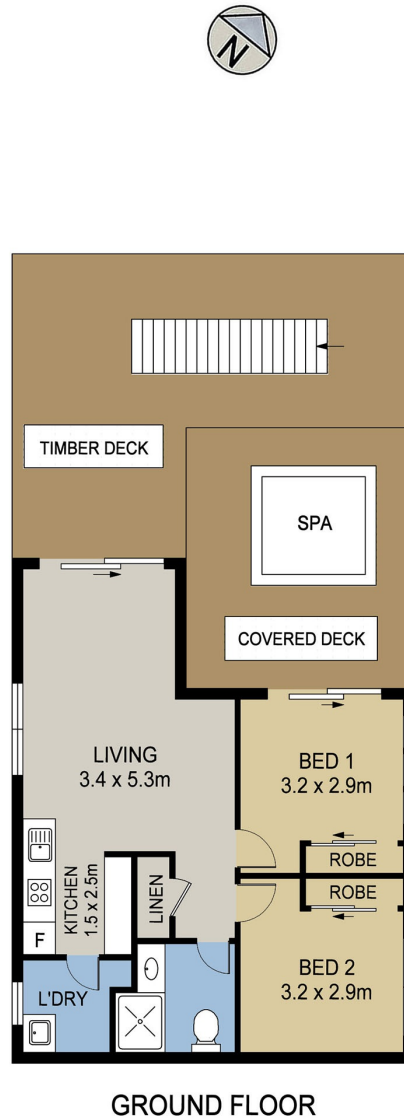
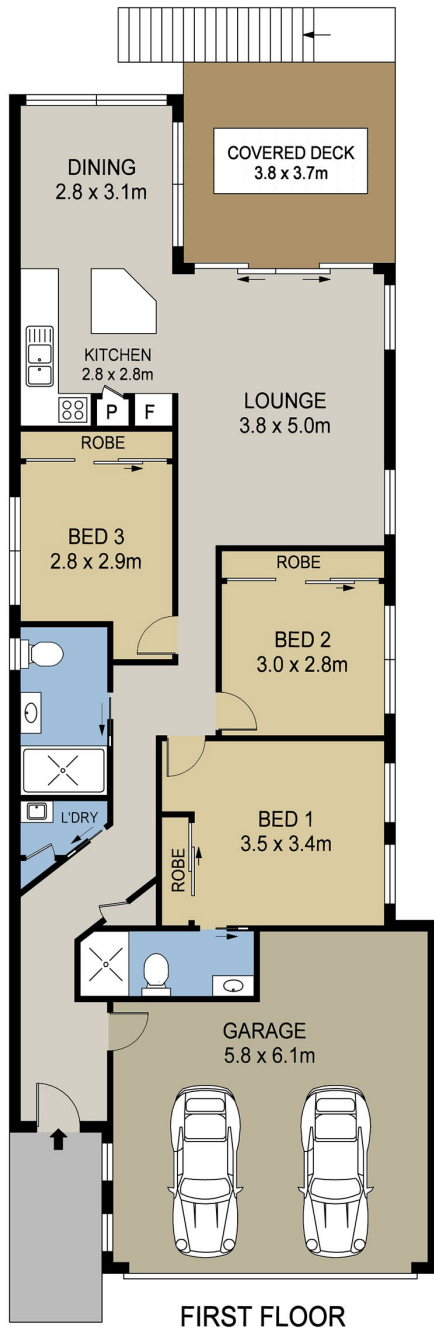


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FIRST FLOOR : 131.1m²
 GROUND FLOOR : 52.2m²
 DECK (F.FLOOR) : 14.0m²
 DECK (G.FLOOR) : 51.5m²

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DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.